

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
June 06, 2007 - 3:00 p.m.  
Municipal Building, City Council Chamber

The meeting of the Oklahoma City Historic Preservation Commission was called to order in the City Council Chamber, 3rd Floor of the Municipal Building, 200 N. Walker Avenue, Oklahoma City, Oklahoma. The meeting convened at 3:07 p.m. Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board 24/48 hours prior to the meeting.

**1. CALL TO ORDER AND ROLL CALL**

Members Present: Thomas J. Daniel IV, Chairman  
Carolee Galbraith  
Marnie Taylor  
Roland Tague  
Karen Collier  
Randy Floyd  
Karen Nelson

Members Absent: Thomas Small, AIA, Vice-Chairman  
Jane Holcombe

Staff Present: Eva Osborne, AIA, Preservation Architect, Planning Department  
Susan Miller, Planner IV, Planning Department  
Paula Hurst, Planning Department  
Rita Douglas-Tally, Municipal Counselor's Office

**2. APPROVAL OF MINUTES**

APPROVED. Motion: Galbraith/Taylor to approve the minutes of the May 2, 2007, Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None

**3. CITATION REPORT**

Mr. Wilson, Zoning Inspector, was not present to comment.

The following are comments by the Commissioners:  
Commissioner Tague concluded that the report must be an abbreviated version. For example, 529 NW 39th Street received a notification and this address is not on this report. Rather, this report stops prior to this item.

**4. CONTINUANCE REQUESTS**

- A. Staff request continuance of the following cases:  
None.
- B. Other continuance requests:  
None.

**5. CONSENT DOCKET CASES**

- 5A. HPCA-07-068 at 431 NW 22. (Mesta Park), Ward 6. Consideration and possible action on the application of Chad Niemann for a Certificate of Appropriateness to 1.) remove roof shingles including first layer of wood shingles and composition shingles above and 2.) replace with composition shingles.

Mr. and Mrs. Niemann were not present.

The Mesta Park Preservation Review Committee did not submit written comments to staff prior to the meeting.

- 5B. HPCA-07-070 at 623 NW 14. (Heritage Hills), Ward 6. Consideration and possible action on the application of Terry Hunter for a Certificate of Appropriateness to 1.) remove roof shingles including first layer of wood shingles and 2 layers of composition shingle at house and garage and 2.) replace with composition shingles.

Mr. Hunter was not present.

The Heritage Hills Preservation Review Committee submitted written comments to staff prior to the meeting.

APPROVED. Motion: Tague / Collier to approve Consent Docket cases. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

**6. CASES FOR INDIVIDUAL CONSIDERATION**

- 6A. HPCA-07-063 at 521 NW 17th St. (Mesta Park), Ward 6. Consideration and possible action on the application of Timothy and Bridgid Cook for a Certificate of Appropriateness to 1.) remove back (north) pedestrian door at garage, 2.) in-fill opening with matching painted wood siding, 3.) install new painted wood pedestrian door in new opening at side (east) façade with painted wood trim at new opening to match historic opening at the back (north) façade and 4.) construct concrete stair below new door opening.

Mr. Cook was present.

The Mesta Park Preservation Review Committee did not submit written comments to staff prior to the meeting.

APPROVED. Motion: Tague/Collier to approve the application HPCA-07-063.  
Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

- 6B. HPCA-07-061 at 513 NW 16th St. (Mesta Park), Ward 6. Consideration and possible action on the application of David Max and Brooke Desrochers for a Certificate of Appropriateness to 5.) replace exterior doors at house including, 5a.) replace front door #1, 5b.) replace side door #2 and add screen #2, 5c.) replace upper porch screen door #3, 5d.) repair/expose original back door and add screen #3, 5e.) install new door #2 with wood panels at new addition, 6.) demolish app. 1960's addition, 7.) construct new addition including, 7a.) walls of wood horizontal lap siding and 7b.) shed roof with composition shingles.

Mr. Max and Ms. Desrochers were not present.

The Mesta Park Preservation Review Committee did not submit written comments to staff prior to the meeting.

Additional comments from Ms. Desrochers were relayed by staff at the meeting. The application includes adding a screen door to the upper level of front façade using same screen doors as submitted for another location at this property.

APPROVED WITH CONDITIONS. Motion: Floyd / Galbraith to approve with conditions, the application HPCA-07-061. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

The conditions of approval are as follows:

(A) Must use 4" siding to match existing siding; (B) roof composition shingles must match existing shingles on the house.

- 6C. HPCA-07-062 at 801 NW 41st St. (Crown Heights), Ward 2. Consideration and possible action on the application of Todd Corn and Jeremy Hume for a Certificate of Appropriateness to 1.) construct building addition including, 1a.) composition shingle hipped roof above 2-story part of addition with overhang dimension to match the historic house including painted decorative wood fascia with dentals, painted plywood soffit with exposed rafter tails, etc. at 2 facades of addition and install wood attic vents at gabled end, 1b.) flat roof above 1-story part of addition with overhang dimension to match 1-story sections of historic house including painted decorative wood fascia with dentals, painted plywood soffit with exposed rafter tails, etc. at 4 facades of addition, 1c.) painted stone walls, 2.) construct painted wood covered porch with balcony above including, 2a.) grey brushed-concrete porch floor, 2b.) painted wood columns, 2c.) painted wood balcony structure with detail at balcony

overhang to match decorative fascia and soffit, 2d.) painted tongue and groove porch ceiling, painted

wood balcony floor planks, 2e.) painted wood rail and factory applied powder-coated aluminum circular stair, 3.) double-hung, insulated clear glass, true divided-light with no cladding wood windows, 4.) wood French doors with true divided-light, clear glass with no cladding and 1-wood panel door with no glazing, 5.) canvas awning above back door, 6.) reconfigure center back second floor window and install a wood French door with true divided-light, clear glass with no cladding, 7.) demolish 1 dormer at back façade, 8.) demolish 2 stone back porches and extended roof supported by columns at northwest corner of house, and 9.) cover basement windows at location of new addition.

Mr. Corn and Mr. Hume were present.

The Crown Heights Preservation Review Committee submitted written comments to staff prior to the meeting.

CONTINUED. Motion: Collier /Galbraith to **continue for 30-days** the application HPCA-07-062, because the application is not complete. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

Comments by Commissions: Size of addition is acceptable to the Commissioners however complete documentation is required including: dimensioned floor plan, dimensioned wall sections, details and dimension all around; dimensions on site plan showing addition in relation to house; offset on west elevation by at least 6" and specifications for all materials to be used; railing detail drawing.

- 6D. HPCA-07-058 at 3712 N. Lee. (Crown Heights), Ward 2. Consideration and possible action on the application of Aven C. Brinlee for a Certificate of Appropriateness to 1.) replace fence.

Ms. Brinlee was present.

The Crown Heights Preservation Review Committee submitted written comments to staff prior to the meeting.

DENIED WITH PREJUDICE. Motion: Collier /Floyd to **deny with prejudice** the application HPCA-07-058. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

The reason for denial is because the proposal is not consistent with design guidelines concerning the location of the fence.

- 6E. HPCA-07-041 at 210 NW 16. (Heritage Hills), Ward 6. Consideration and possible action on the application of Sam Heigle for a Certificate of Appropriateness to 1.) remove existing fence and 2.) install new fence.

Mr. Heigle was not present.

The Heritage Hills Preservation Review Committee submitted written comments to staff prior to the meeting.

CONTINUED. Motion: Floyd / Collier to **continue for 30-days** the application HPCA-07-041. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

The Commission continued the application, stating the need for a site plan with dimensions and for clarification concerning the location of the existing fence.

- 6F. HPCA-07-052 at 1015 NW 14. (Heritage Hills), Ward 6. Consideration and possible action on the application of Carla Wood by Kevin Heid for KRD Construction for a Certificate of Appropriateness to 2.) construct 2-car, 2-story garage/caretaker loft including 2a.) Option 2 brick walls below a hipped roof with asphalt shingles, 2b.) wood true divided-light windows, 2c.) wood panel pedestrian doors, 2d.) wood stair and 2e.) wood garage doors.

Mr. Heid was present.

The Heritage Hills Preservation Review Committee submitted written comments to staff prior to the meeting.

Additional comments were offered at the meeting by Mr. Heid. Mr. English, Horticulture Expert, and Mr. Heid met with homeowners and developed a plan to minimize the impact to the neighbor's tree and all are in agreement.

APPROVED. Motion: Collier /Galbraith to approve the application HPCA-07-052. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

- 6G. HPCA-07-064 at 206 NW 18th St. (Heritage Hills), Ward 6. Consideration and possible action on the application of Carla Flournoy and Jerry Dickson for a Certificate of Appropriateness to 1.) remove aluminum siding and guttering from eaves and fascia and repair/replace in-kind original beaded board underneath, 2.) replace front porch in-kind except, 2a.) do not replace pavers but install exposed concrete porch floor/stair and 2b.) do not paint partial height wall caps but install exposed cast stone caps.

Mr. Dickson was present.

The Heritage Hills Preservation Review Committee submitted written comments to staff prior to the meeting.

APPROVED. Motion: Floyd / Galbraith to approve the application HPCA-07-064.

Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

## 7. OTHER BUSINESS

- A. National Register of Historic Places nomination for the **Film Exchange Historic District**, West Sheridan Avenue at Lee Avenue. **Consider and discuss resolution. (Ward 6).**

RECOMMEND APPROVAL. Motion: Collier / Galbraith that the Historic Preservation Commission pass a resolution approving and supporting the National Register Nomination for the Film Exchange Historic District. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

- B. Resolution approving the submittal of a \$14,617.00 grant application to the Oklahoma Historical Society, State Historic Preservation Office, and authorizing the Mayor to execute any necessary documents. **Consider and discuss resolution.**

APPROVED. Motion: Taylor / Tague to approve the resolution to recommend that the Mayor sign the Certified Local Government Grant application of \$14,617.00. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

- C. The change of Ordinance, amending Section 59-4200 of Article IV of Chapter 59 of the Oklahoma City Municipal Code, 2002, establishing certain procedures for hearings before the Historic Preservation Commission and providing that appeals from the Historic Preservation Commission to the Board of Adjustment require the Historic Preservation Commission's decision to include specific findings of fact. It also requires appeals from the Historic Preservation Commission heard by the Board of Adjustment de novo limited to the issues presented to and decided on by the Historic Preservation Commission and specified in the notice of appeal. This is an alternative ordinance to the one that was previously reviewed by the Historic Preservation and Planning Commissions. City Council reviewed this alternative ordinance on May 22, 2007, and directed it back through the process for commission review.

RECOMMEND APPROVAL WITH MODIFICATIONS. Motion: Collier / Taylor to recommend approval of the Ordinance change as modified, amending Section 59-4200

of Article IV of Chapter 59 of the Oklahoma City Municipal Code, 2002. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.

The recommended modifications by the Commission were clarifications regarding: 1) that the appeal would be limited to the “evidence,” as well as the issues, that were presented at the Historic Preservation Hearing; and 2) that the Board of Adjustment “shall,” rather than “may,” remand the case to the Historic Preservation Commission in the event new evidence is presented.

## 8. COMMUNICATIONS

**8A1. HPCA-07-068** at 431 NW 22. (Mesta Park), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Chad Niemann for Certificate of Appropriateness to 3.) widen driveway.

**8A2. HPCA-07-061** at 513 NW 16th St. (Mesta Park), Ward 6. Staff is announcing the Administrative Approval of the items on the application of David Max and Brooke Desrochers for Certificate of Appropriateness to 1.) widen driveway, 2.) replace fence, 3.) remove window awnings and 4.) install gutters and downspouts.

**8A3. HPCA-07-071** at 712 NW 26. (Paseo), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Joseph Harris for Certificate of Appropriateness to 1.) install fence.

**8A4. HPCA-07-072** at 627 NW 26TH. (Paseo), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Tanya M. Roloff for Certificate of Appropriateness to 1.) install fence. Note: applicant has filed an amended fence proposal for Commission review at the July 11, 2007 meeting.

**8A5. HPCA-07-049** at 2505 N. Robinson. (Jefferson Park), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Pennington Place at Jefferson Park by Pam Bigham for Certificate of Appropriateness to 1.) install electric meters and 2.) install heat pump units. A condition of approval is as follows: The equipment will not be visible from the street because the view will be blocked by bushes.

**8A6. HPCA-07-066** at 2428 N Robinson. (Jefferson Park), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Jefferson Park Neighborhood Association by Gregory Wells for Certificate of Appropriateness to 1.) build gateway sign for Jefferson Park Neighborhood Association.

**8A7. HPCA-07-069** at 901 NW 21. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the items on the application of Joshua David Nimmo for Certificate of Appropriateness to 1.) install storm windows on all windows and 2.) install

gutters and downspouts.

**8A8. HPCA-07-060** at 315 NW 20th. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the items on the application of Marilyn and Samuel Davidson for Certificate of Appropriateness to 1.) extend fence and install gate, 2.) widen driveway and 3.) replace gutters and downspouts.

**8A9. HPCA-07-053** at 200 NW 17. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Tyler Peyton for Certificate of Appropriateness to 2.) remove chain link fence.

**8A10. HPCA-07-059** at 1530 Classen Dr. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the items on the application of Patty and Jeff Grotta for Certificate of Appropriateness to 1.) replace driveway gate with automatic iron gate, 2.) replace pedestrian gate and 3.) replace wood fence with iron fence.

**8B1. HPCA-07-050** at 801 NW 17. (Mesta Park), Ward 6. Staff is announcing the applicant's request, May 18, 2007, to withdraw the item on the application of James A. Pickins for Certificate of Appropriateness to 1.) replace garage doors.

**8B2. HPCA-07-023** at 825 NW 41. (Crown Heights), Ward 2. Staff is announcing the applicant's request, May 19, 2007, to withdraw the item on the application of Christy Counts and Lori Derichsweiler for Certificate of Appropriateness to construct cedar pergola.

**8B3. HPCA-07-053** at 200 NW 17. (Heritage Hills), Ward 6. Staff is announcing the applicant's request, May 16, 2007, to withdraw the item on the application of Tyler Peyton for Certificate of Appropriateness to 2.) replace fence.

**8C.** The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, July 11, 2007 at 3:00 p.m. at the Municipal Building, City Council Chamber. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Tuesday, June 12, 2007.

## **9. ADJOURNMENT (4:52 p.m.)**

Motion: Collier / Galbraith to adjourn the June 6, 2007, meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Taylor, Collier, Tague, Floyd, Nelson. Nays: None.